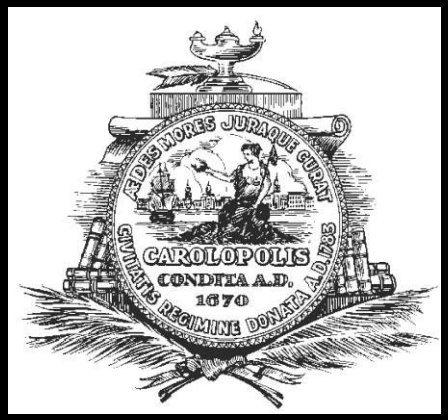


CITY OF CHARLESTON

Commercial Corridor Design Review Board

January 28, 2010 5:00PM

DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

Agenda Item 1:

1587 Harborview Road

Conceptual Review for New Construction of a School

City of Charleston
Commercial Corridor Design Review Board

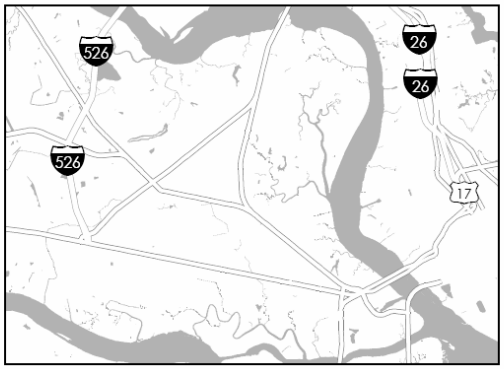
Thursday, January 28, 2010

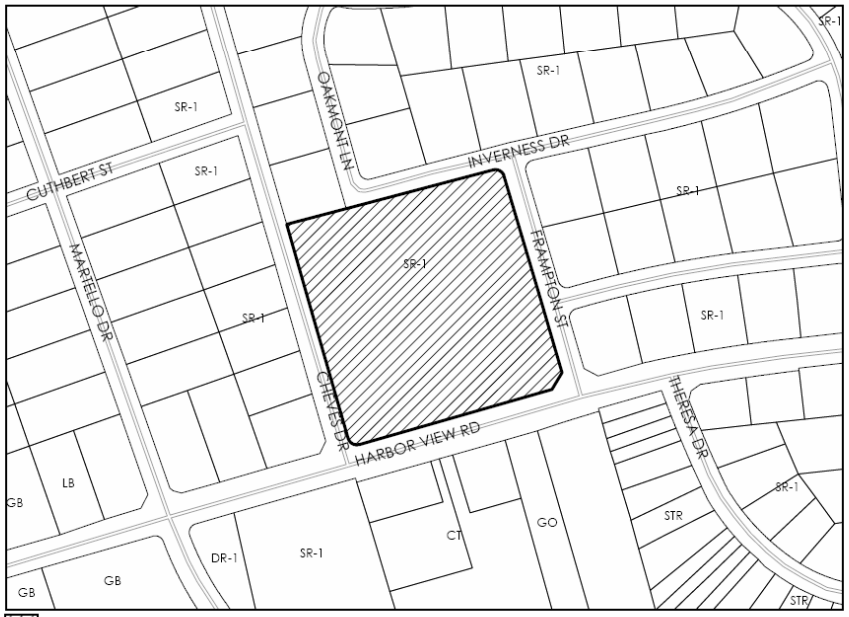
#1

Address:
1587 Harborview Road

TMS# 424-06-00-007

Request Conceptual approval for new construction of a school as per documentation submitted.





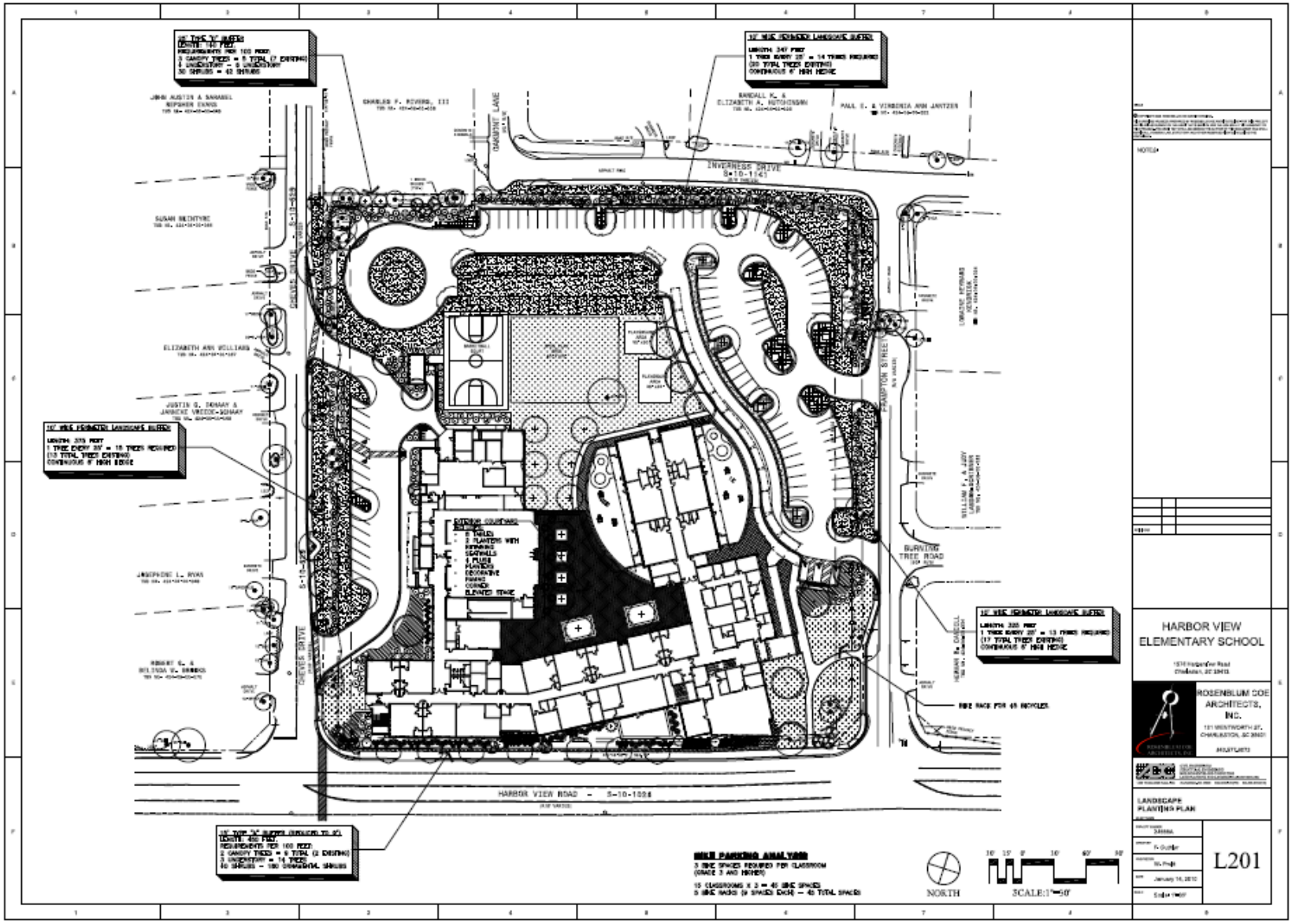
NOTES

HARBOR VIEW
ELEMENTARY SCHOOL

ROSENBLUM COE
ARCHITECTS, INC.

EXISTING PHOTOS

A100



HARBOR VIEW ELEMENTARY SCHOOL

ROSENBLUM COE ARCHITECTS, INC.

LANDSCAPE PLANTING PLAN

L201

STREETSCAPE - HARBOR VIEW
A1 ROAD
SCALE: 1" = 30'-0"

STREETSCAPE - HARBOR VIEW
B1 RD OPPOSITE OF SCHOOL
SCALE: 1" = 30'-0"

NOTES:

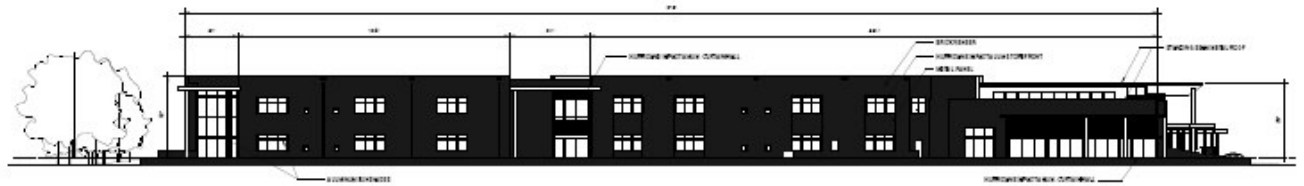
HARBOR VIEW
ELEMENTARY SCHOOL

ROSENBLUM COE
ARCHITECTS, INC.

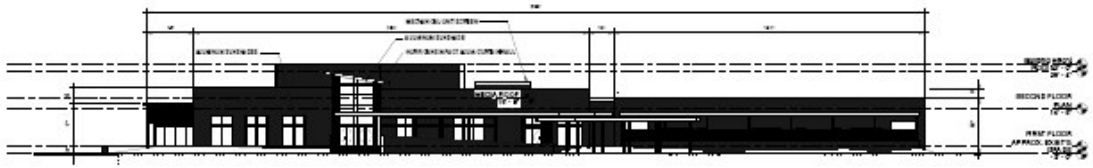
STREETSCAPES

A302

1 EXTERIOR ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



3 EXTERIOR ELEVATION - EAST
SCALE: 1/16" = 1'-0"

4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

NOTES

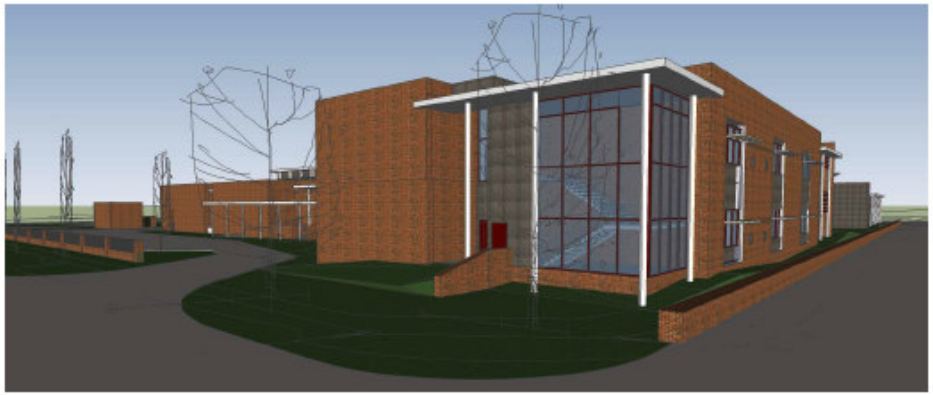
HARBOR VIEW
ELEMENTARY SCHOOL

ROSENBLUM COE
ARCHITECTS, INC.

BLDG. ELEVATIONS

A301

VIEW FROM FRAMPTON & HARBOR VIEW INTERSECTION



VIEW FROM CHEVES AND HARBOR VIEW INTERSECTION

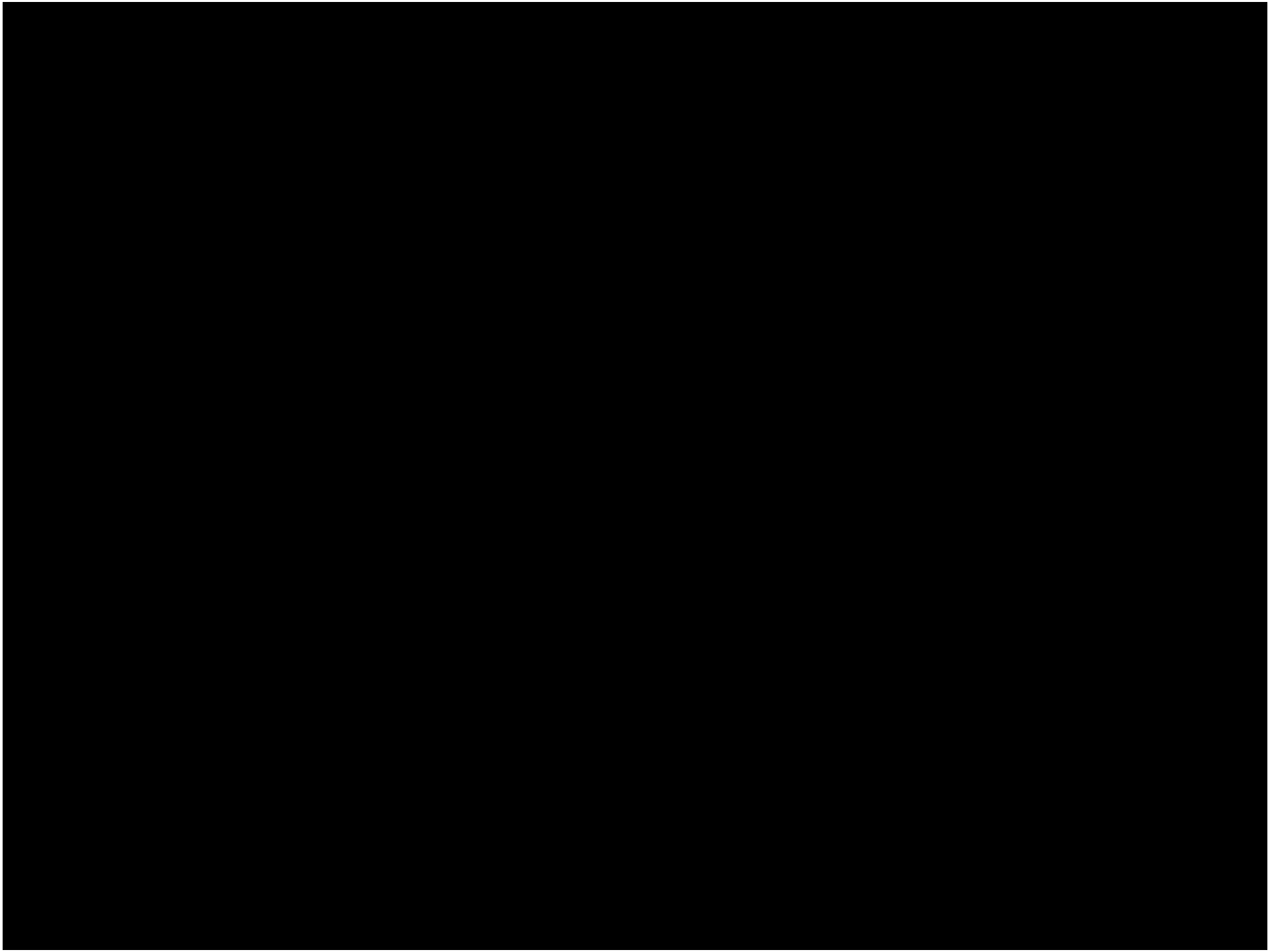
NOTES

HARBOR VIEW
ELEMENTARY SCHOOL

ROSENBLUM COE
ARCHITECTS, INC.

PERSPECTIVES

A303



Agenda Item 2:

700 King Street

Preliminary Review for New Construction of a Commercial Building

City of Charleston
Commercial Corridor Design Review Board

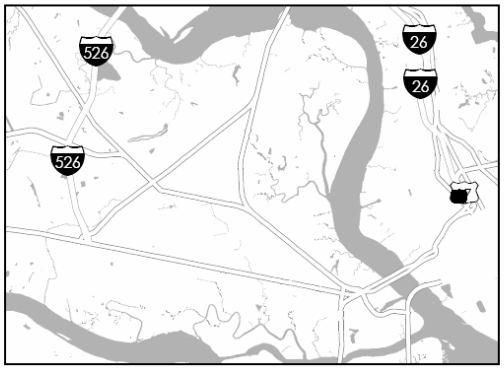
Thursday, January 28, 2010

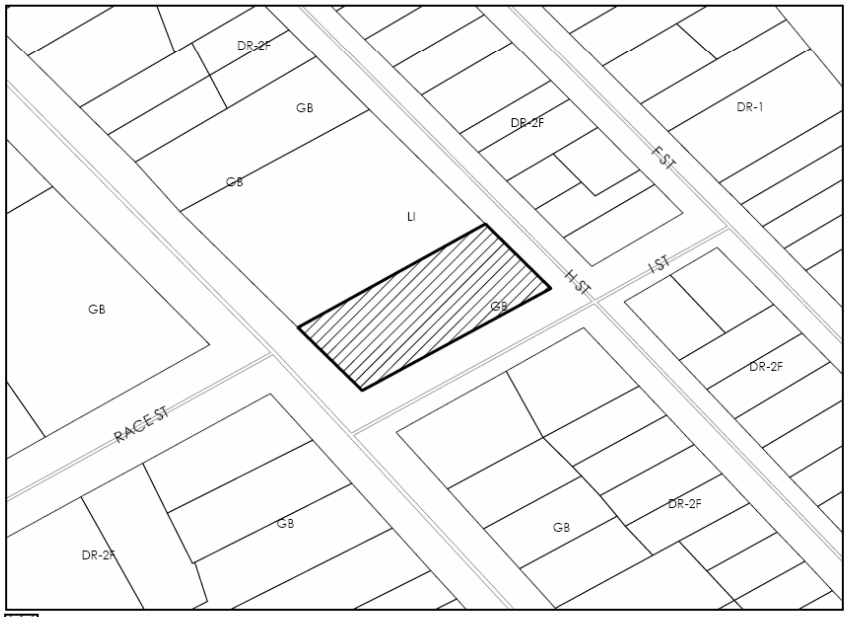
#2

Address:
700 King Street

TMS# 463-16-03-118

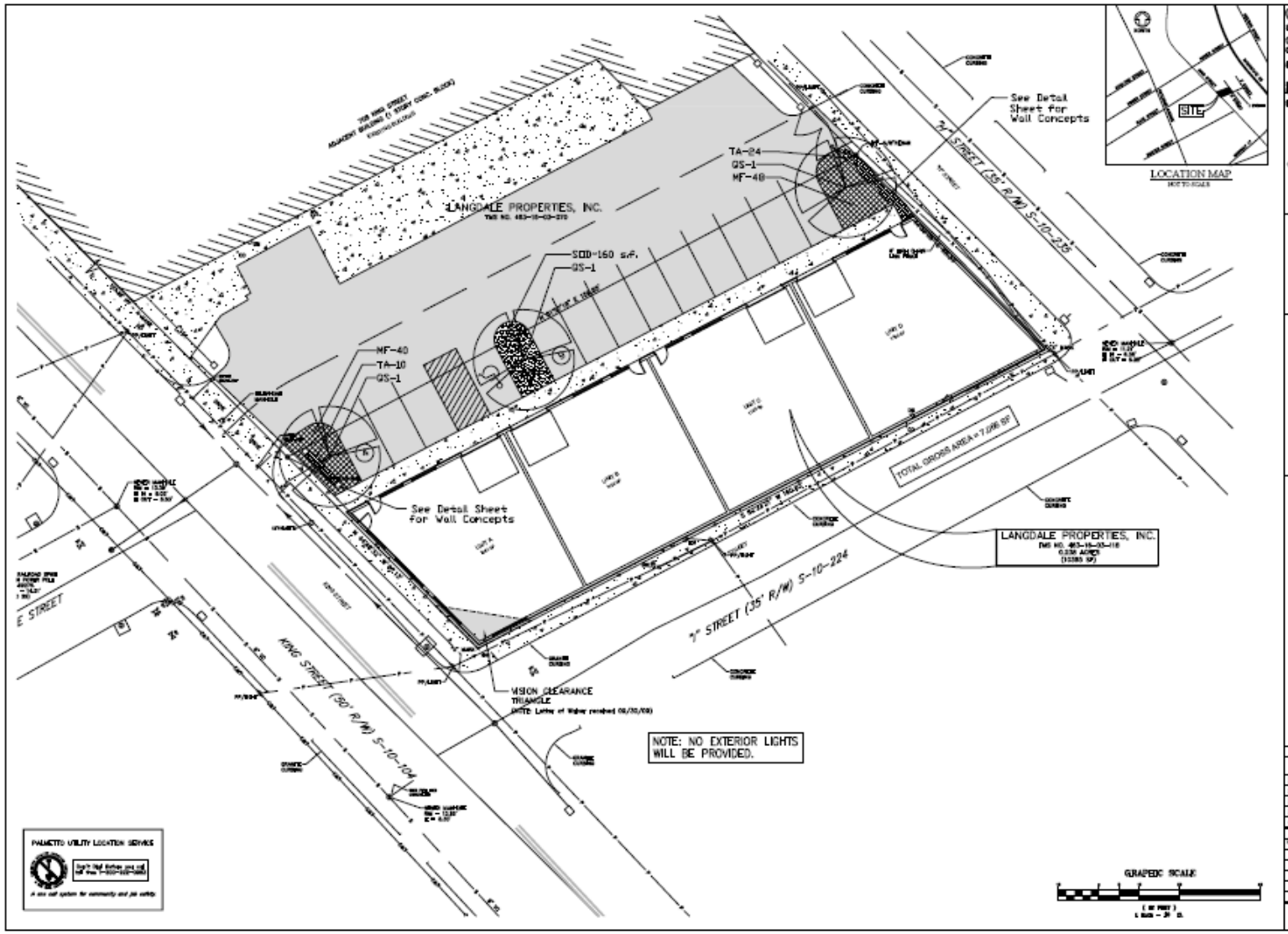
Request Preliminary approval for new construction of a commercial building as per documentation submitted.





PHILLIP ROGERS
BLACKSMITH
WROUGHT IRON SPECIALIST • WELDING
224-7045
700
700
King St.
NO
OUTLET

PHILLIP ROGERS
224-7045
700
700



HLAINC
LAND PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SURVEYING
29 Leinbach Drive, A2
Charleston, SC 29407-6588
tel 843.763.1166
fax 843.763.1999
www.hlainc.com

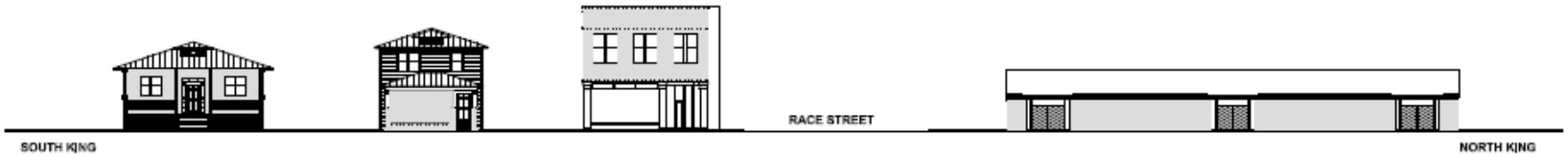
LANDSCAPE PLAN

700 KING STREET

CITY OF CHARLESTON, SOUTH CAROLINA

PROJECT #	09065.00
DATE:	12-1-09
SCALE:	1" = 10'
DESIGN:	
DRAWN:	MRM
CHECK:	
REVISIONS	

SHEET
L1 of 2

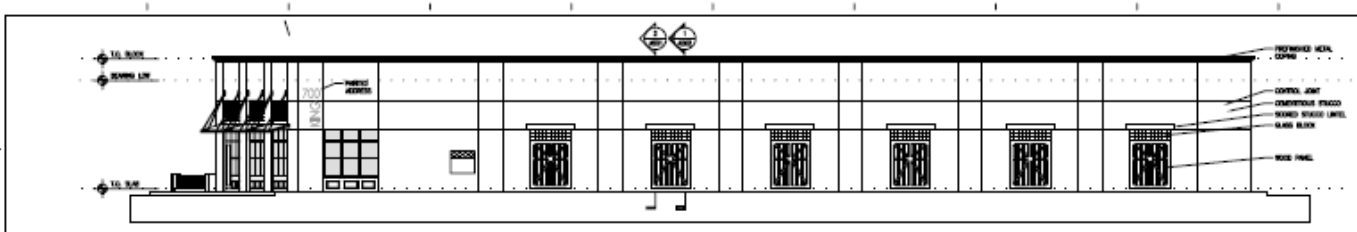


700 KING STREET

STREETSCAPE

SCALE: 1/16" = 1'-0"

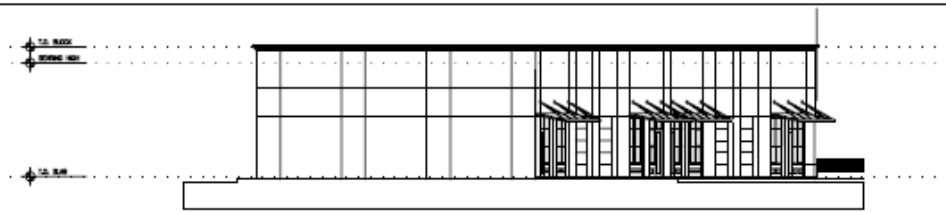
20 JANUARY 2010



1 SOUTH ELEVATION
1/8"=1'-0"

2 NORTH ELEVATION
1/8"=1'-0"

3 WEST ELEVATION
1/8"=1'-0"



4 EAST ELEVATION
1/8"=1'-0"

McKELLAR & ASSOCIATES
ARCHITECTS

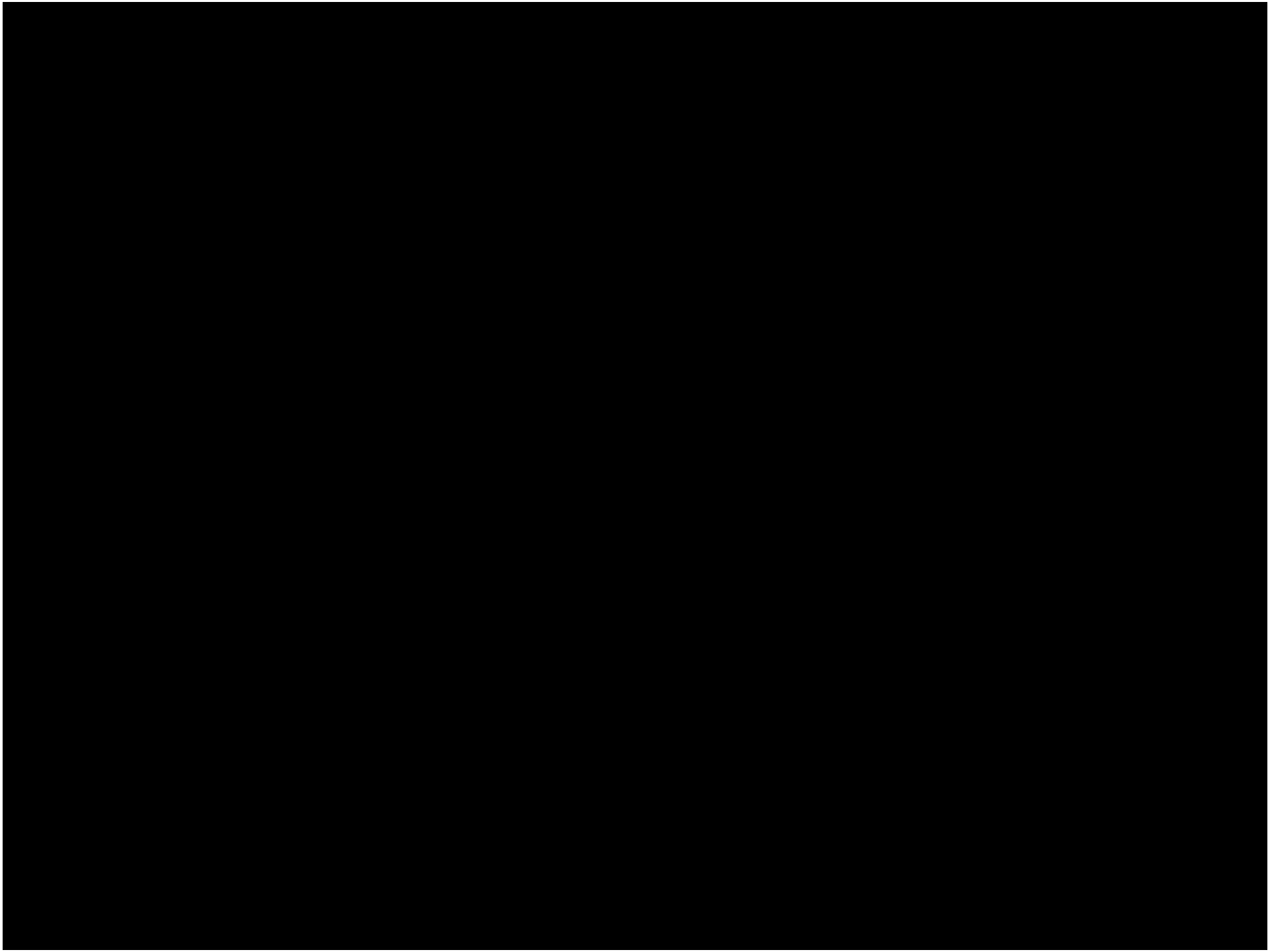
700 KING STREET

CHARLESTON, SOUTH CAROLINA

EXTERIOR ELEVATIONS

A201

CCDRB 01.20.10



Agenda Item 3:

1004 Physicians Drive

Final Review for New Construction of a Medical Office Building

City of Charleston
Commercial Corridor Design Review Board

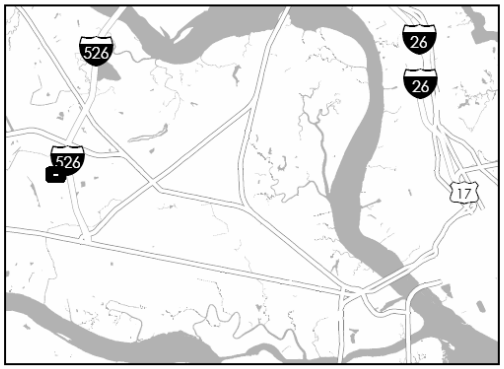
Thursday, January 28, 2010

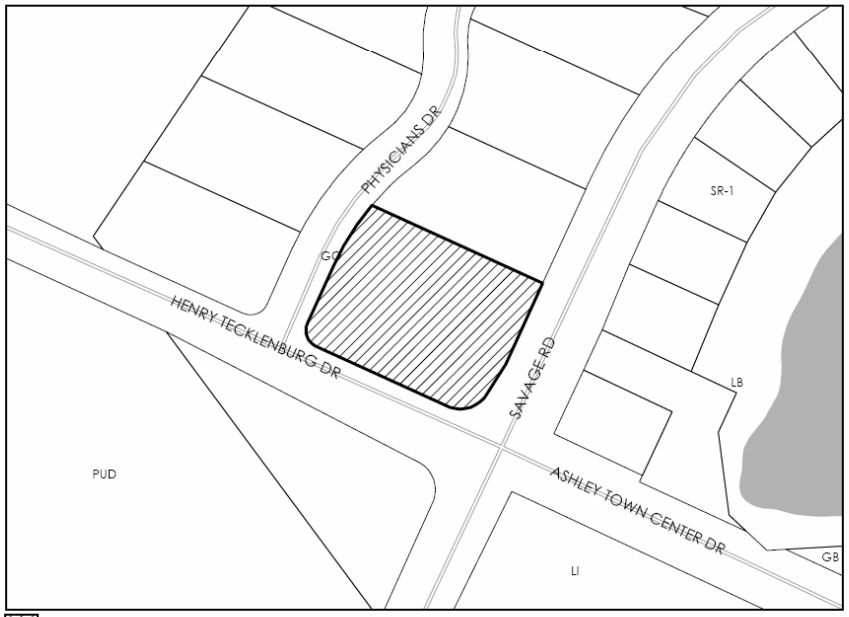
#3

Address:
1004 Physicians Drive

TMS# 309-00-00-075

Request Final approval for new construction of a medical office building as per documentation submitted.





1012 Physicians Drive- Charleston Orthopaedic Associates

1027 Physicians Drive- Marsh Oak Office Condominiums

1019 Physicians Drive- Woodruff Wellness Clinic

Marsh Oak Medical Park Lots 1,2,3 (across Physicians Drive)

View from site across Henry Tecklenburg Drive

View from site across Henry Tecklenburg Drive

928 Savage Road

932 Savage Road

936 Savage Road

Goff•D'Antonio Associates

Architecture
Interiors
Planning

The Facial Surgery Center
1004 Physicians Drive
Charleston, SC 29414

REV.	DESCRIPTION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE
CONTEXT PHOTOS

DRAWN BY: JO
PROJ. COORD.: BB
PROJECT NUMBER: [illegible]
ISSUE DATE: [illegible]
DRAWING NO.
A907

SCEG- corner of Savage Road + Henry Tecklenburg Drive (opposite site)

Henry Tecklenburg Drive across from site

Site- view from Savage Road looking down Henry Tecklenburg Drive

Site- corner of Henry Tecklenburg Drive + Savage Road

Site from Savage Road looking towards Henry Tecklenburg Drive

Charleston Orthopaedic Associates from Savage Road

Site- corner of Physicians Drive + Henry Tecklenburg Drive

Site from Physicians Drive looking towards Henry Tecklenburg Drive

74" Live oak on site

Goff•D'Antonio Associates

Architecture
Interiors
Planning

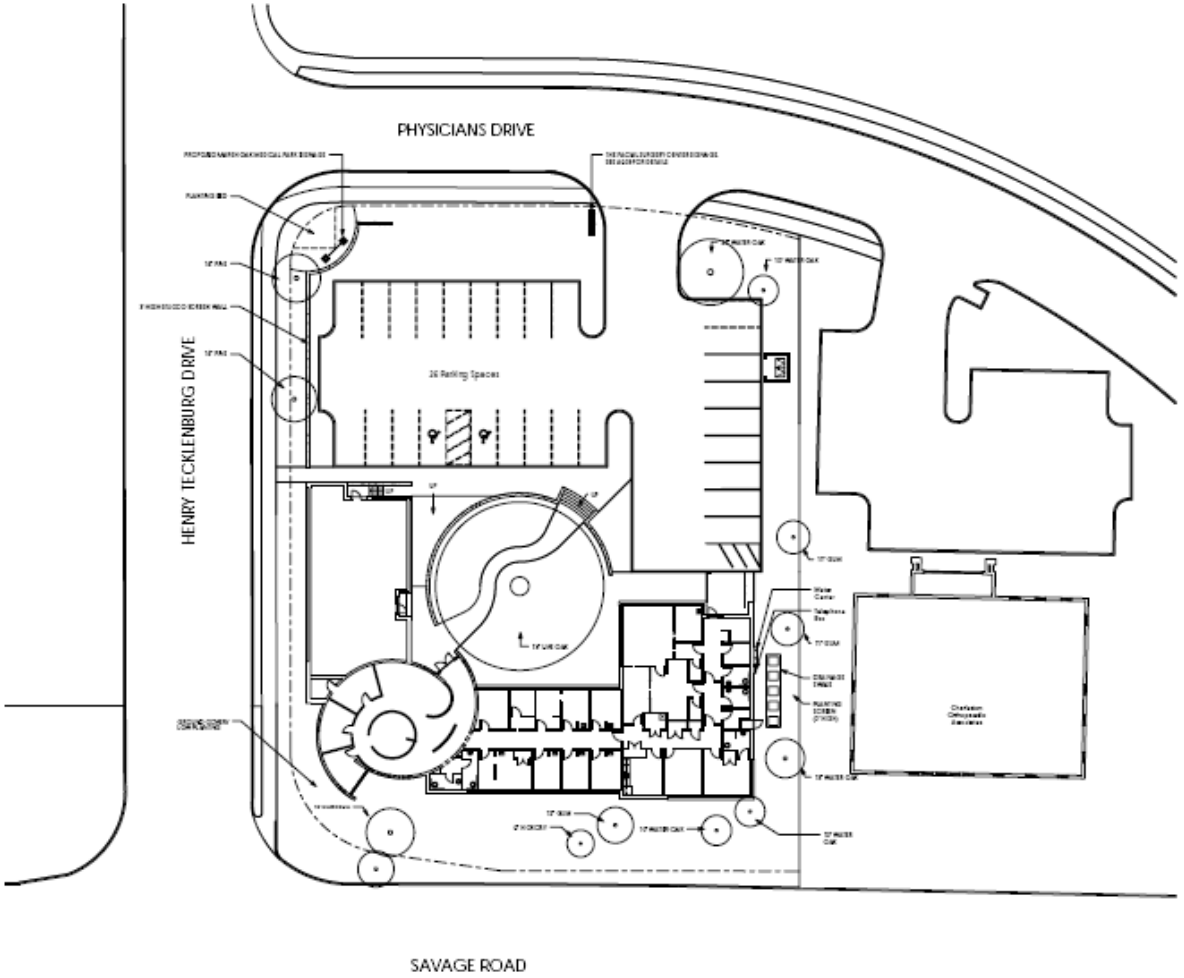
The Facial Surgery Center
1004 Physicians Drive
Charleston, SC 29414

REV.	DESCRIPTION	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
CONTEXT PHOTOS

DRAWN BY: JO
PROJ. COORD.: BB
PROJECT NUMBER: [illegible]
ISSUE DATE: [illegible]
DRAWING NO.
A908



1 SITE PLAN
1/16" = 1'-0"

PARKING REQUIREMENTS

PARKING REQUIREMENTS: 1 SPACE PER 200 SF (DOES NOT INCLUDE EXTERIOR WALLS, HALLS, STORAGE, BATHROOMS)

TOTAL NET BUILDING AREA: 6800 SF
REQUIRED PARKING: 26 SPACES
PROVIDED PARKING: 26 SPACES

PROJECT NORTH

MAGNETIC NORTH

Goff-D'Antonio Associates

Architecture
Interiors
Planning

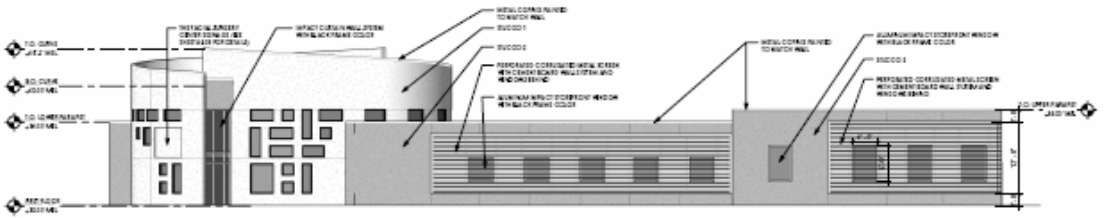
The Facial Surgery Center
1004 Physicians Drive
Charleston, SC 29414

REV.	DESCRIPTION	DATE

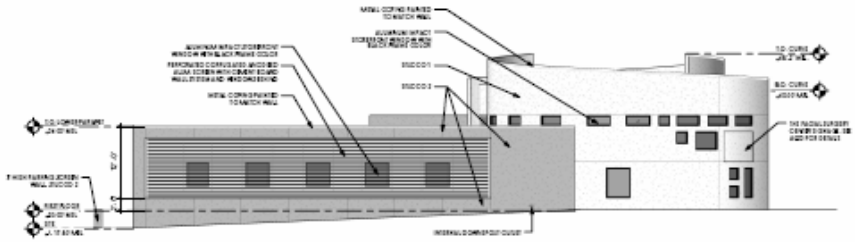
PRELIMINARY
NOT FOR CONSTRUCTION

SHEET TITLE
SITE PLAN

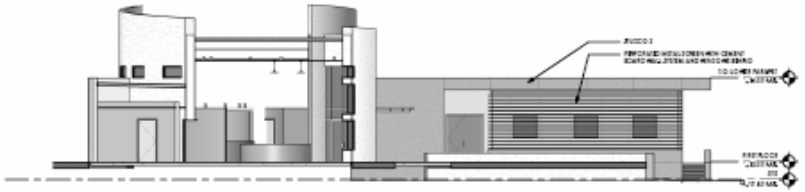
DRAWN BY: JG
PROJ. COORD.: BB
PROJECT NUMBER:
ISSUE DATE:
DRAWING NO.
A100



1 SOUTH ELEVATION (SAVAGE RD.)
1/8" = 1'-0"



2 WEST ELEVATION (HENRY TECKLENBURG DR.)
1/8" = 1'-0"



3 COURTYARD ELEVATION LOOKING WEST
1/8" = 1'-0"

GENERAL NOTES

MATERIAL COLORS:

STUCCO 1: BENJAMIN MOORE, STONE WHITE 2120-70

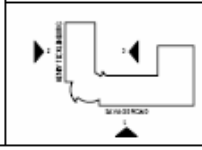
STUCCO 2: BENJAMIN MOORE, SUMER SPRING 2120-40 (MORE GREY STEEL) (ALTERNATE)

CEMENT BOARD: BENJAMIN MOORE, APPLE GREEN 2120-40

PERFORATED METAL SCREEN: ANODIZED DARK BRONZE

STOREFRONT FRAME: BLACK ANODIZED ALUMINUM

KEY PLAN



Goff-D'Antonio Associates

Architecture
Interiors
Planning

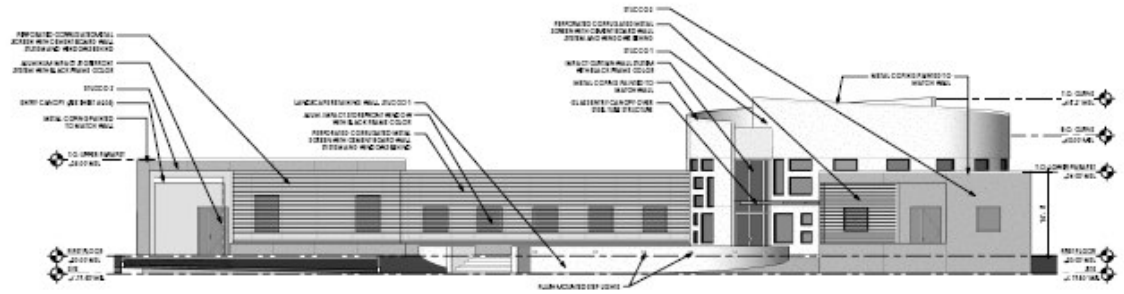
The Facial Surgery Center
1001 Physicians Drive
Charleston, SC 29414

REV.	DESCRIPTION	DATE

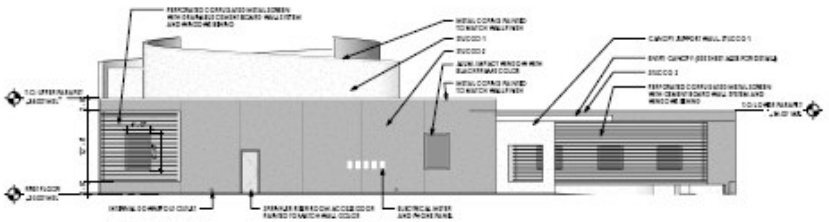
PRELIMINARY
NOT FOR CONSTRUCTION

SHEET TITLE
BUILDING ELEVATIONS

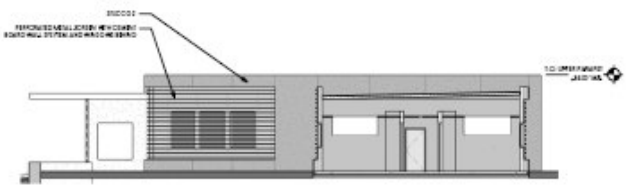
DRAWN BY: JG
PROJ. COORD.: BB
PROJECT NUMBER: 0000000
ISSUE DATE: 05.2010
DRAWING NO.
A201



1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



4 COURTYARD ELEVATION LOOKING EAST
1/8" = 1'-0"

GENERAL NOTES

MATERIAL COLORS

STUCCO 1: BENJAMIN MOORE, STONE WHITE 2103-10

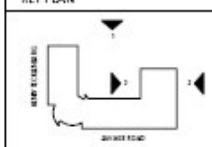
STUCCO 2: BENJAMIN MOORE, SUPER SPRING 2103-40
SHOWN GRAY 2103-40 (AUTOMATIC)

CEMENT BOARD: BENJAMIN MOORE, APPLE GREEN 2103-40

PERFORATED METAL SCREEN: ANODIZED ALUMINUM

STOREFRONT FRAME: BLACK ANODIZED ALUMINUM

KEY PLAN



Goff-D'Antonio Associates

Architecture
Interiors
Planning

The Facial Surgery Center
1001 Physicians Drive
Charleston, SC 29414

REV.	DESCRIPTION	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE
BUILDING ELEVATIONS

DRAWN BY: JG
PROJ. COORD.: BB
PROJECT NUMBER: 0200-03
ISSUE DATE: 07.30.10
DRAWING NO.
A202

THE FACIAL SURGERY CENTER

Savage Rd. + Henry Tecklenburg

Goff•D'Antonio Associates

January 20, 2010

THE FACIAL SURGERY CENTER

Henry Tecklenburg + Physicians Drive Perspective

Goff•D'Antonio Associates

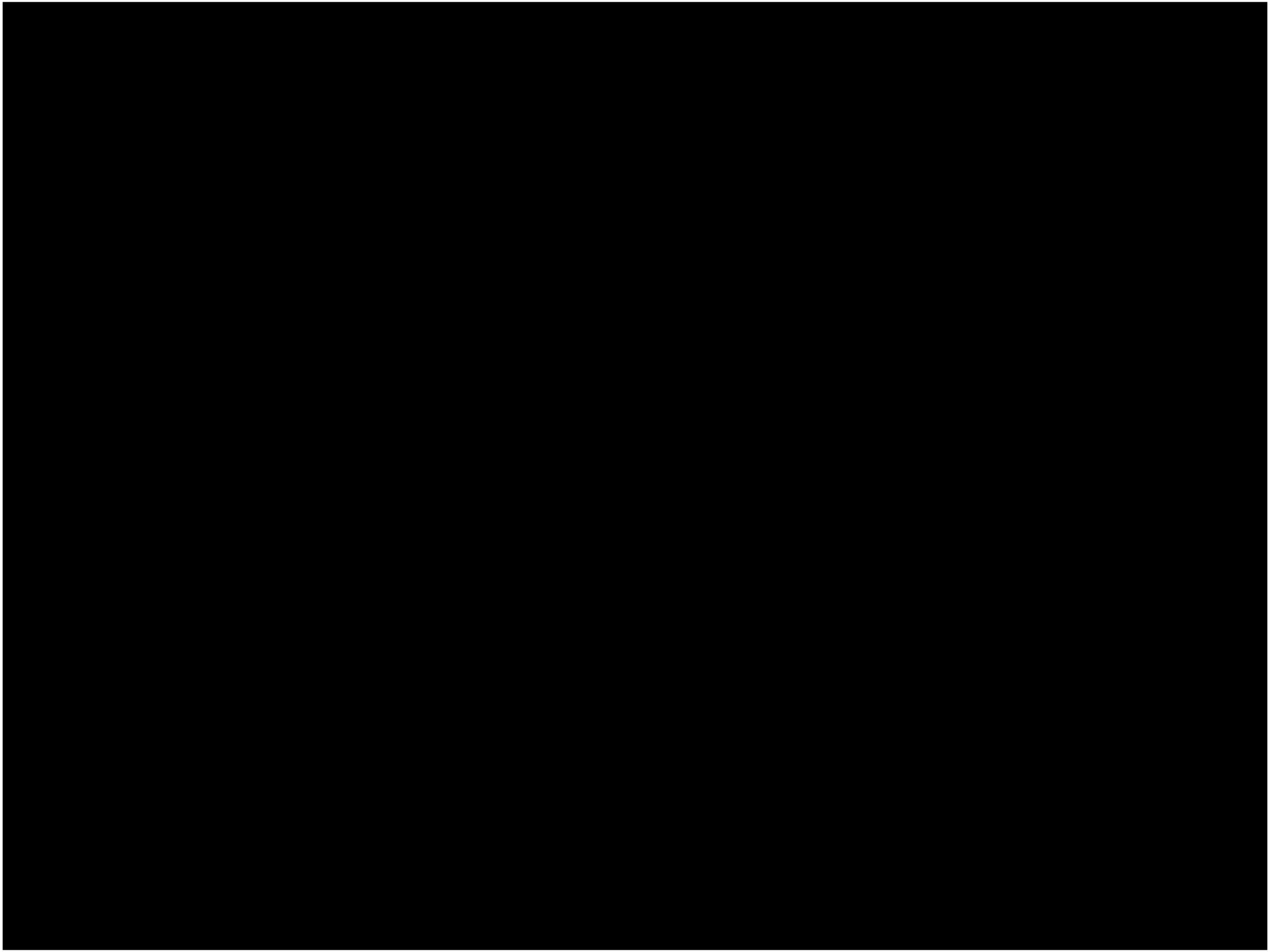
January 20, 2010

THE FACIAL SURGERY CENTER

Entry Perspective

Goff•D'Antonio Associates

January 20, 2010



Agenda Item 4:

Clements Ferry Road @ I-526

Preliminary Review for New Construction of a Multi-Family Development

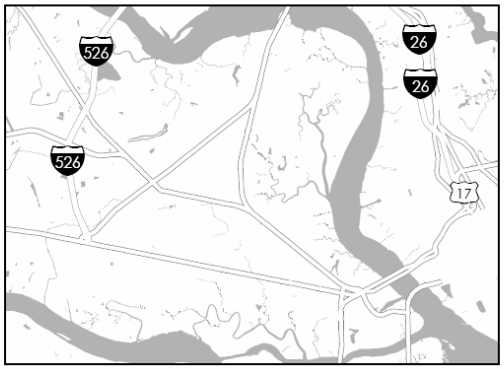
City of Charleston
Commercial Corridor Design Review Board

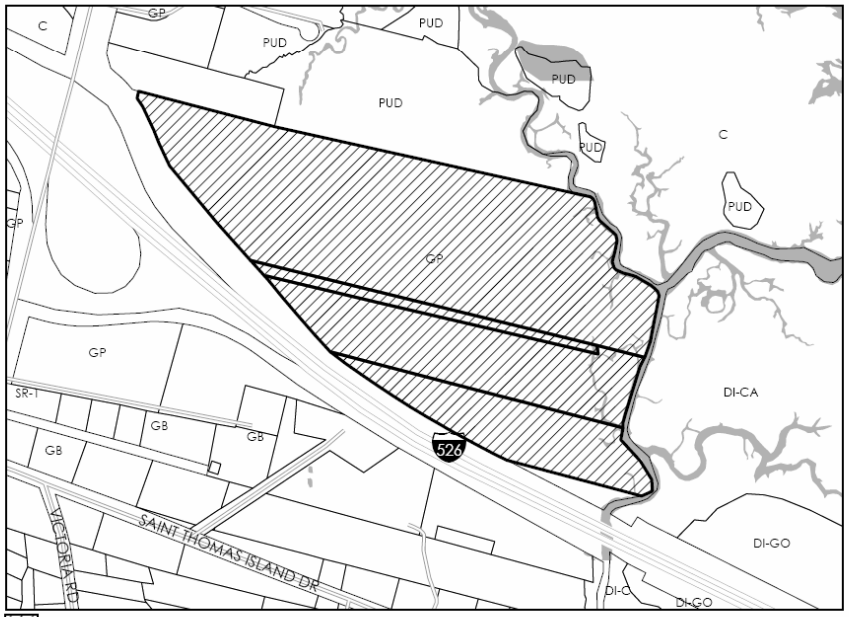
Thursday, January 28, 2010

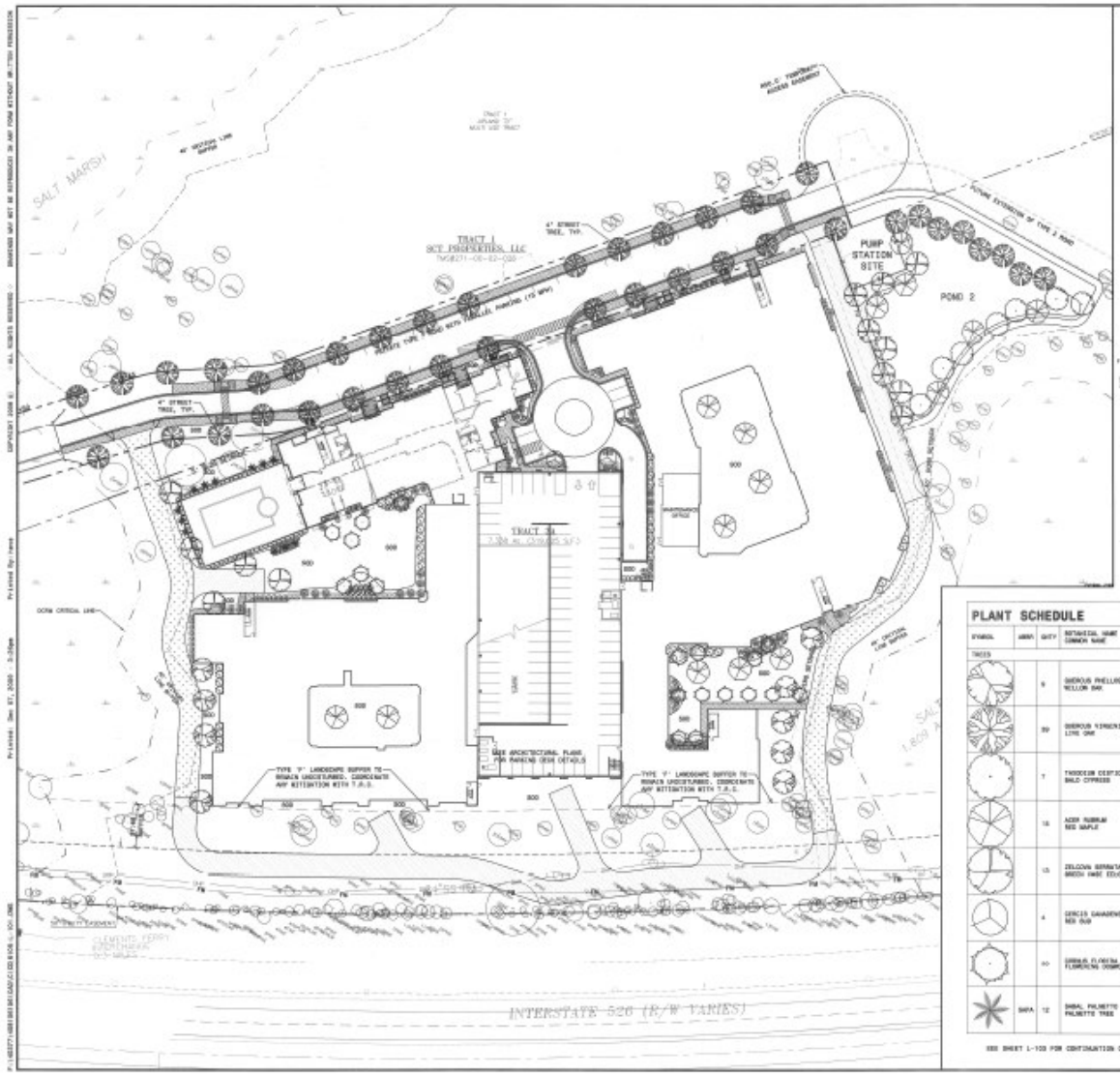
4
Clements Ferry Road @ I-526

TMS# 271-00-02-024,
025, 026, 069

Request Preliminary approval for new construction of a multi-family development as per documentation submitted.





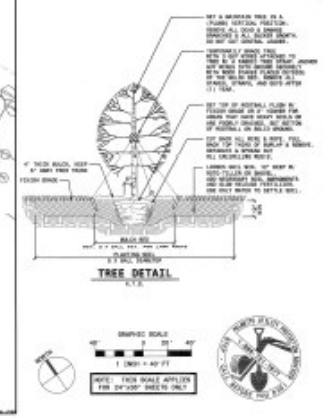


CITY LANDSCAPE BUFFER REQUIREMENTS:

PORTION OF PROPERTY ADJACENT TO INTERSTATE 526 (CLASS IV ROAD) REQUIRES BUFFER TYPE 'F'. REQUIREMENTS PER 150 LINEAR FEET: 6 RECOMMENDED TREES, 9 UNDERSTORY TREES, 36 BUFFER SHRUBS, EXISTING TREES WITH 6" & GREATER D.B.H. MUST REMAIN.

I-526 TYPE 'F' BUFFER 600 LF = 36 RECOMMENDED TREES REQUIRED, 54 UNDERSTORY TREES REQUIRED, 180 BUFFER SHRUBS REQUIRED.

I-526 BUFFER TO REMAIN UNDISTURBED EXCEPT AS NECESSARY TO CONSTRUCT FIRE ACCESS LANE.



PLANT SCHEDULE

SYMBOL	AREA	QTY	BOTANICAL NAME COMMON NAME	SIZE	CONT.	REMARKS
TREES						
		9	QUERCUS PHELLOS YELLOW OAK	12' HT 4" DIA.	B&B	CANOPY TREE - SPECIMENS 5' CLEAR TRUNK
		39	QUERCUS VIRGINIANA LIVE OAK	12' HT 4" DIA.	B&B	CANOPY TREE - SPECIMENS 5' CLEAR TRUNK
		7	TAXODIUM DISTICHUM BALD CYPRESS	12' HT 4" DIA.	B&B	CANOPY TREE - SPECIMENS 5' CLEAR TRUNK
		16	ACER RUBRUM RED MAPLE	12' HT 4" DIA.	B&B	CANOPY TREE - SPECIMENS 5' CLEAR TRUNK
		15	ZELCOVA SERRATA 'GREEN VASE' GREEN VASE ZELCOVA	12' HT 4" DIA.	B&B	CANOPY TREE - SPECIMENS 5' CLEAR TRUNK
		4	CERCIS CANADENSIS RED BUD	12' HT 0.5" CAL	B&B	CANOPY TREE - SPECIMENS 5' CLEAR TRUNK
		40	CORNUS FLORIDA FLOWERING DOGWOOD	6' HT 1.5" CAL	B&B	FLOWERING TREE - SPECIMENS DENSE STEM TREE FORM
	SAPA	12	SABAL PALMETTO PALMETTO TREE	12' HT	B&B	PALM TREE - SPECIMENS

SEE SHEET L-103 FOR CONTINUATION OF PLANTING SCHEDULE

HGBD
A Bell Company

Hussey, Gay, Bell & DeYoung Inc.
Consulting Engineers
[illegible]
ST. PLEASANT, S.C. 29464
PH: 843.849.7500 FAX: 843.849.7502

SEE SHEET L-101
SEE SHEET L-102

MARK	DATE/DESCRIPTION

CLIENT:
THE SPANOS CORPORATION

PROJECT:
THE ALEXANDER
AT DANIEL ISLAND
CITY OF CHARLESTON, S.C.

SCALE	1"=40'
CLIENT NO.	[illegible]
JOB NO.	[illegible]
STATUS DATE	DECEMBER 7, 2000
DRAWN	JRC
APPROVED	LBB

CONCEPTUAL TREE MITIGATION PLANTING PLAN

L-102

SOUTH GARAGE ELEVATION

NORTH GARAGE ELEVATION

7
1

CCDRB STAFF COMMENTS DEC 10, 2009

2 Comment: Simplify the building design by eliminating roof pediments
Response: Roof pediments have been eliminated to simplify the design.

3 Comment: Simplify the color palate by eliminating the accent color on the window lintels.
Response: Lintels above windows, doors, and balconies now match the adjacent field colors

6 Comment: Provide exterior muntins on all divided window lites.
Response: All divided window lites will have exterior muntins

7 Comment: Provide additional screening for the exposed garage elevations.
Response: Fig Ivy is added to the exposed garage facades as well as brick and paint to screen the garage elevations

CCDRB DESIGN REVIEW BOARD COMMENTS DEC 10, 2009

1 Comment: Restudy garage elevations
Response: The Type 2 street and Highway Garage elevations are revised. Brick, paint, and spandrel railing (similar to the apartment balconies) are added to the facades to relate the garage back to the apartment buildings. A trellis with Fig Ivy is added at the garage entry elevation and Fig Ivy is used on both the Type 2 street and Highway elevations to screen view of the garage.

2 Comment: Differentiate top floor of west building.
Response: Top floor of west building modified to resemble penthouse and differentiate itself from adjacent buildings

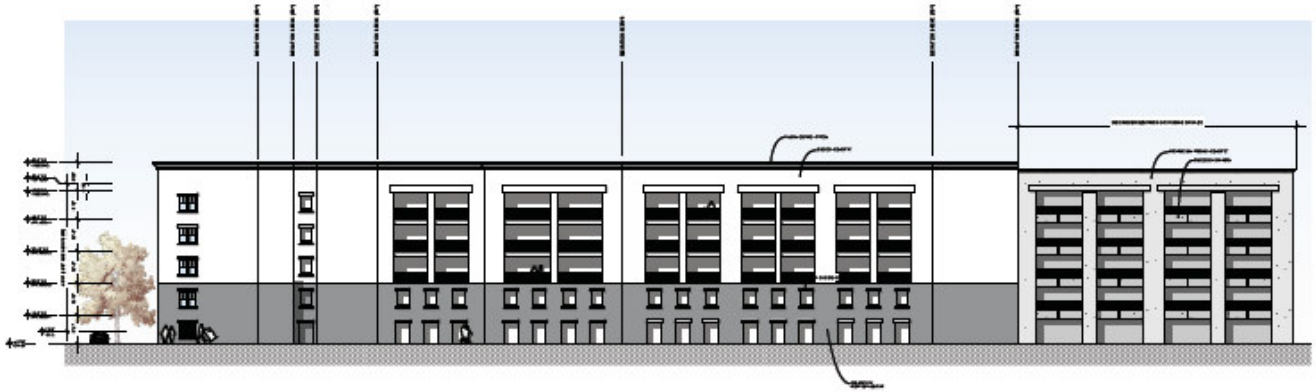
NORTH ELEVATION

SOUTH ELEVATION

PHILLIPS

The Alexander At Daniel Island

A-2.1

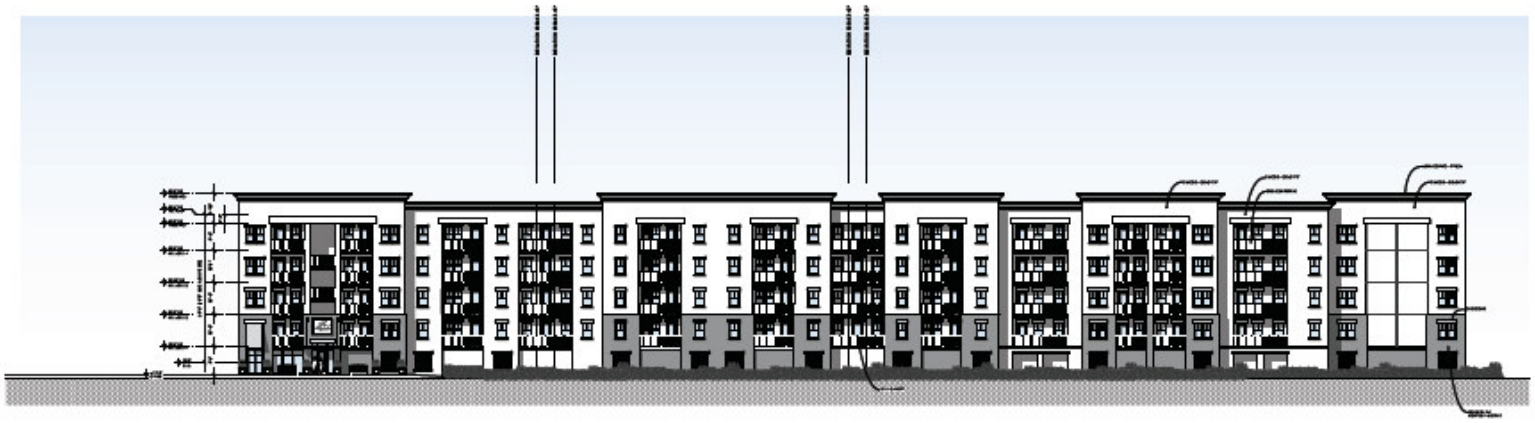


GARAGE COURTYARD ELEVATIONS (a)

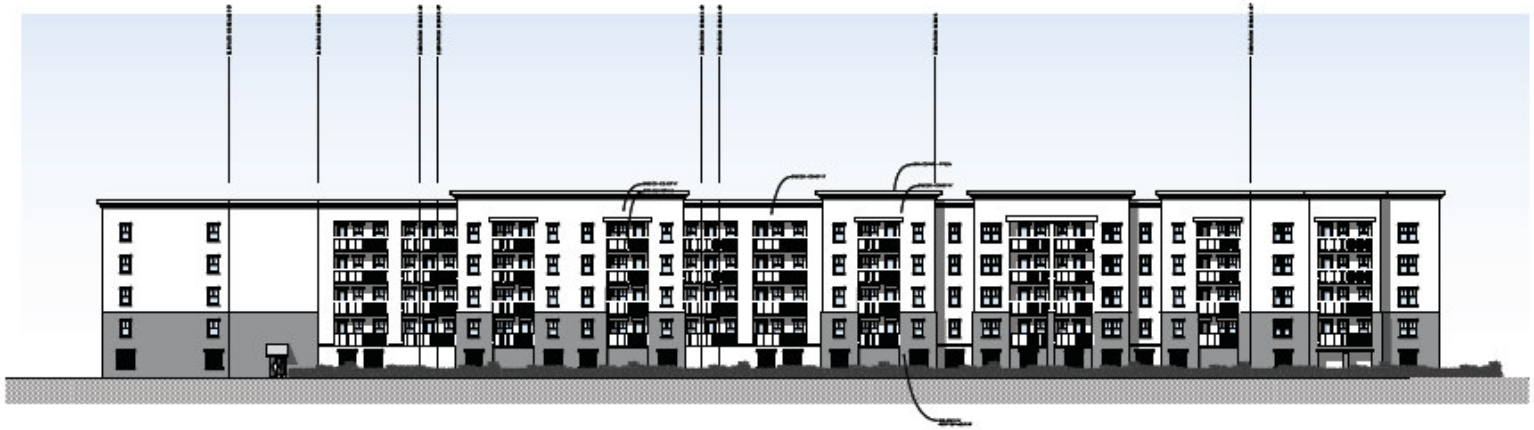
GARAGE COURTYARD ELEVATIONS (b)

The Alexander At Daniel Island

A-2.3



COURTYARD "A" ELEVATIONS



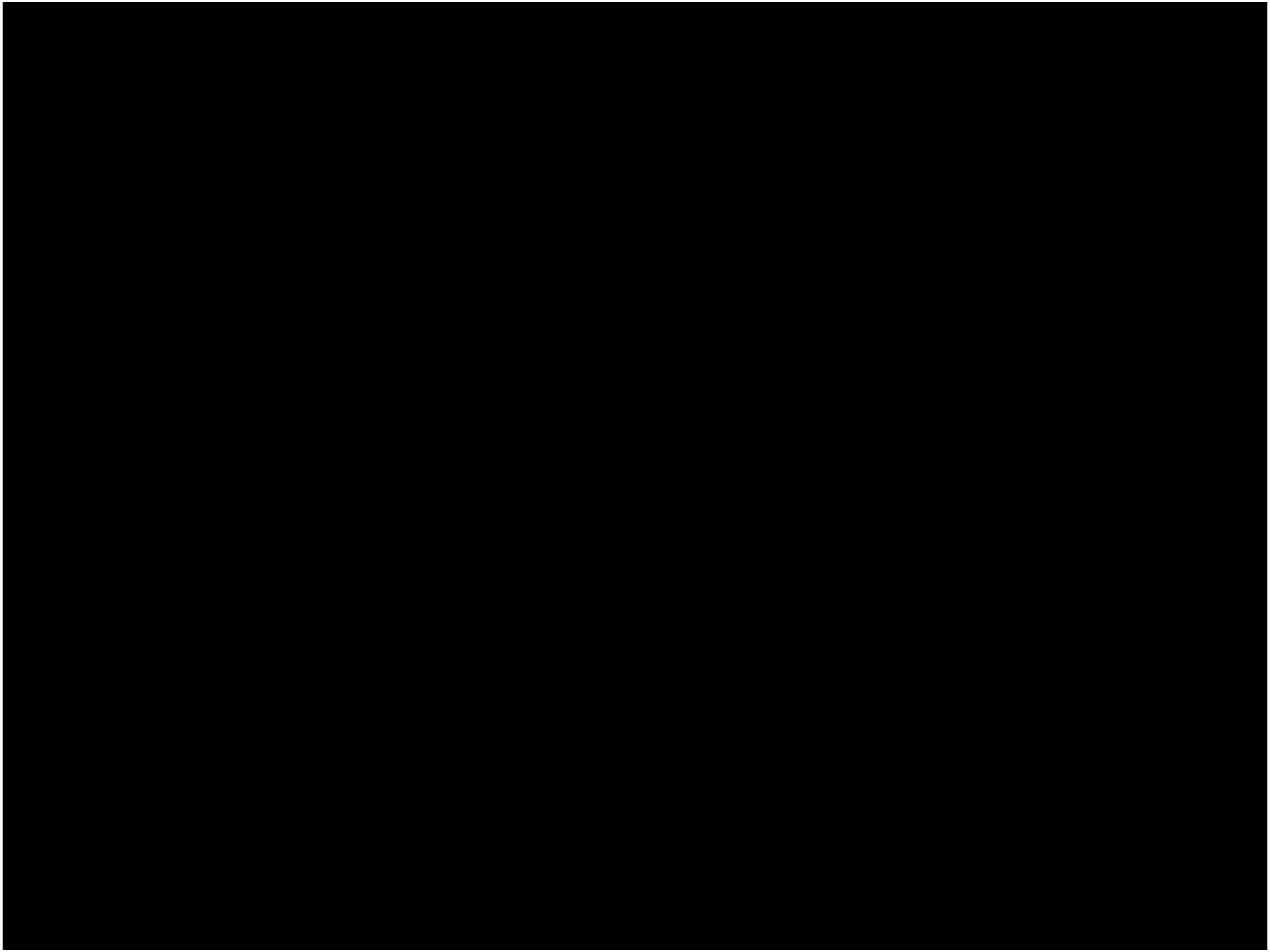
COURTYARD "D" ELEVATIONS

The Alexander At Daniel Island

A-2.4

WEST ELEVATIONS

EAST ELEVATIONS

The Alexander At Daniel Island

A-2.2